



**Environmental  
Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*

EOEA No.: *14428*  
MEPA Analyst: *Anne Canaday*  
Phone: 617-626-*1035*

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Marina Bay Travel Lift		
Street: 333 Victory Road		
Municipality: Quincy	Watershed: Dorchester Bay	
Universal Transverse Mercator Coordinates: 19 332963E 4684939N	Latitude: 42° 18' 02"N	Longitude: 71° 01' 35"W
Estimated commencement date: 10/09	Estimated completion date: 4/10	
Approximate cost: \$1,400,000	Status of project design: 50 %complete	
Proponent: Flagship Marina Bay, LLC		
Street: 333 Victory Road		
Municipality: Quincy	State: MA	Zip Code: 02171
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Richard Jabba		
Firm/Agency: Fort Point Associates	Street: 33 Union Street, 3 <sup>rd</sup> Floor	
Municipality: Boston	State: MA	Zip Code: 02108
Phone: 617.357.7044	Fax: 617.357.9135	E-mail: rjabba@fpa-inc.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. 13097, 13615)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- |   |                              |  |
|---|------------------------------|--|
| a Single EIR? (see 301 CMR 11.06(8))            | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Special Review Procedure? (see 301 CMR 11.09) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Waiver of mandatory EIR? (see 301 CMR 11.11)  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| a Phase I Waiver? (see 301 CMR 11.11)           | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): none

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals:  
City of Quincy Order of Conditions and Building Permit, USACE Category II PGP

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation                              |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                     |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources       |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	87.9			
New acres of land altered		0		
Acres of impervious area	18.0	0	18.0	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		12,049 sf		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	0	0	
Number of housing units	0	0	0	
Maximum height (in feet)	0	0	0	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	0	0	
Parking spaces	0	0	0	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	0	0	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	0	0	
Length of water/sewer mains (in miles)	0	0	0	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify \_\_\_\_\_ )  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

- Yes (Specify \_\_\_\_\_ )  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

- Yes (Specify \_\_\_\_\_ )  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ )  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify\_\_ *Adjacent to Neponset River ACEC* \_\_\_\_\_ )  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

A. Overview

Marina Bay, which is located along Dorchester Bay, Quincy, Massachusetts, is an existing 686-slip marina. The Proposed Project site is located on the western side of the site and currently consists of an old timber pier, and a stone and sheet piling bulkhead.

Marina Bay's existing 35-ton Travel Lift poses significant conflicts with pedestrian safety given its location adjacent to shops and restaurants along the Harborwalk. The existing piers are deteriorating and current Travel Lift is undersized for the current demand. A new 100-ton Travel Lift is proposed in a safer location with better access.

B. Proposed Project

The proponent is proposing to construct a concrete pile-supported pier and wash down pad to support the use of a 100-ton Travel Lift on the western side of the site. The pier will be located as close to shore as possible by dredging approximately 1,500 cubic yards of material to a depth of -8 feet mean low water (MLW) and using steel sheet piling to retain the soils. A 41-foot wide by 33-foot long pile supported concrete cap and deck structure will be constructed to support additional access vehicles such as a fork truck. Based on previous dredge studies near the site, the proposed dredge material is not contaminated and is suitable for ocean disposal at the Massachusetts Bay Disposal Site. A 50-foot by 80-foot concrete wash down pad will be constructed landward of the pier. The wash down pad will also have appropriate BMPs to minimize impacts to the environment, such as a spray collection area and a collection system, that will meet DEP/EPA requirements for wash/spray uses. There will be temporary impacts due to the construction of the sheet pile walls and the pier pilings, and the dredging. A dilapidated wooden pier on pilings will also be demolished to make way for the proposed pier.

The Out Shore Alternative is the same as the proposed Project except the pier would extend further seaward by 50 feet to reduce the amount of dredging from 1,500 cy to 1,200 cy. Sheet pile walls would not be needed since the dredge area will be shallow and the sides would be sloped at approximately a 3:1 ratio. Although the dredge area would be slightly smaller, the pier area (3,720 sf) would be more than twice the size as in proposed Project.

The No Dredge Alternative would extend the pier 285 feet from the shore, far enough out in the water so that it could accommodate vessels with 8-foot drafts at MLW, and therefore would not require any dredging or sheet piling. The decking to accommodate a forklift truck would also extend approximately 185 feet from the shore.

This alternative would be prohibitively expensive, more than twice the cost of the proposed Project, and excessively large. The pier surface area (9,380 sf) would be almost 6 times the area of the proposed pier and shade almost one quarter acre of tidelands.

C. Mitigation

Section D of Attachment 1, Project Description contains detailed measures to reduce environmental impacts resulting from the proposed dredging activities. They include time of year (TOY) restrictions, installation of sediment and erosion control measures such as straw bales and a silt fence around the upland work areas, and suspended siltation curtains around the dredge area. In water work will be performed from barges with the minimum number of anchor (spud) locations. Water quality will be visually monitored and construction activities rescheduled if considerable changes in water quality are observed. To the extent practical, work will be performed during periods of reduced current and wave action. No permanent impacts to the wetland resource areas are proposed as part of this project. Off-site mitigation will include appropriate methods and BMPs for the disposal of dredged material.